



830

NORTH MICHIGAN



CANVAS



An Iconic Address in
Chicago, Illinois

Protruding from the heart of Chicago's bustling urban landscape, 830 N. Michigan Avenue is situated at the convergence of Chicago's Magnificent Mile and the Gold Coast.

Located adjacent to the historic Water Tower landmark that encapsulates the City's rich history, architectural grandeur, and vibrant cultural scene - this address has earned its place among the most coveted locations in the Windy City, offering an exquisite blend of retail, dining, entertainment, and urban living.



A Blank

Canvas

Standing 86 feet tall with over 107 feet of frontage along North Michigan Avenue and 187 feet of frontage along E. Pearson Street – 830 N. Michigan Avenue encompasses nearly 300 feet of wrap around frontage with Magnificent Mile visibility.

Without any historic limitations, the structure is truly a 'blank canvas' which will allow any tenant to paint their brand expression in a most spectacular fashion.

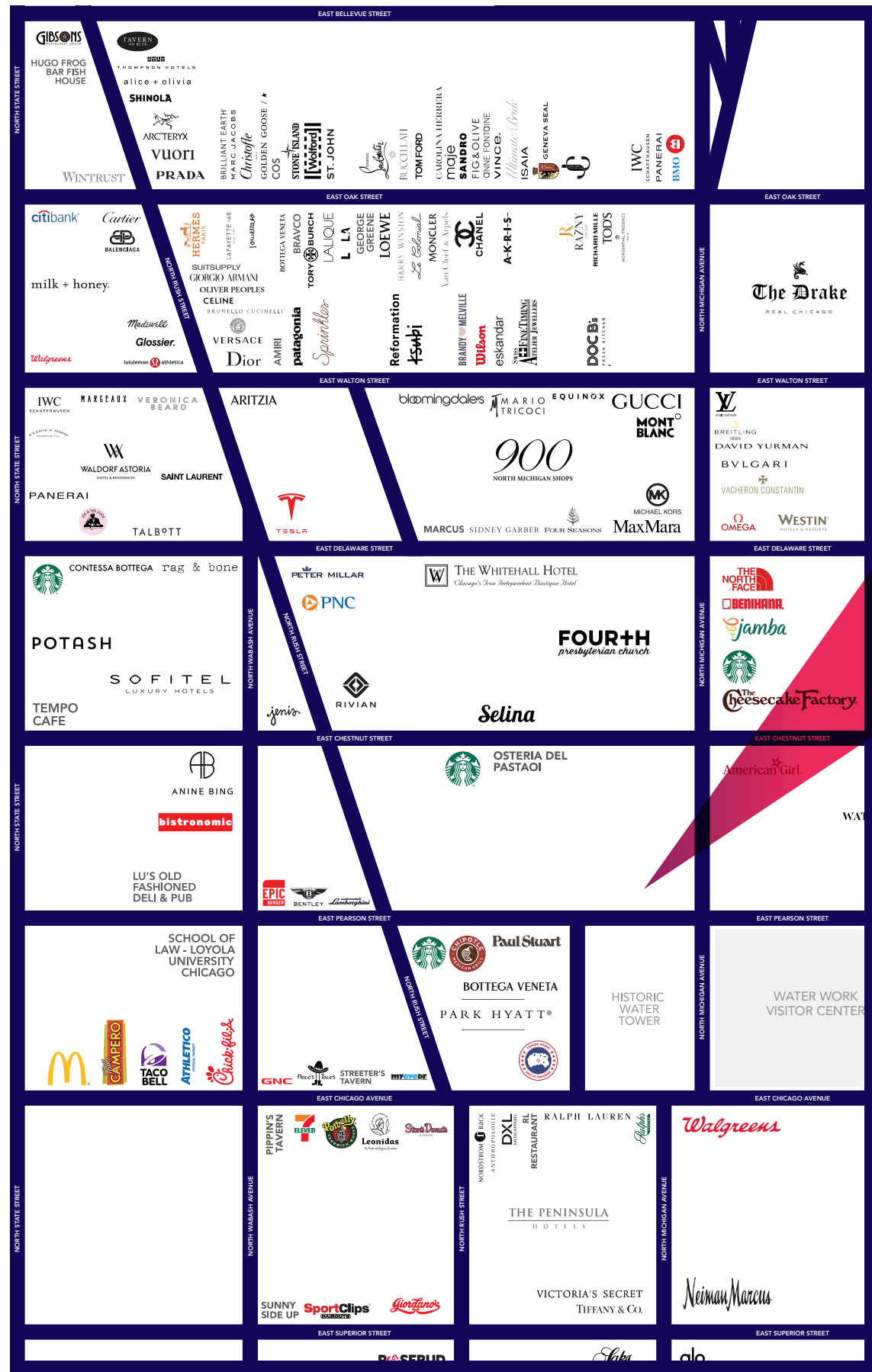


830 N. Michigan Avenue

is ideally positioned at the convergence of Chicago's Gold Coast and its Magnificent Mile – creating an opportunity for an unparalleled shopping experience.

Chicago's Gold Coast neighborhood is home to an array of high-end boutiques, luxury brands and some of Chicago's best restaurants while national department stores (Bloomingdale's, Neiman Marcus, Nordstroms) and flagship retail locations (American Girl, Niketown, Starbucks) all reside along North Michigan Avenue. 830 N. Michigan is settled amongst Chicago's best upscale shopping options and its most highly trafficked retail locations – catering to diverse tastes and preferences and making it a shopper's paradise.

Gold Coast Map



Magnificent Mile Map





Demographics



\$121,315
Household Income
1 Mile Radius



117,996
Population
1 Mile Radius



277,444
Daytime Population
1 Mile Radius

Neighboring Tenants

American Girl



ARITZIA

bloomingdales

BOTTEGA VENETA

BURBERRY



COACH

Ermenegildo Zegna

GUCCI

H&M

Kiehl's
SINCE 1851



MAC

Neiman Marcus



NORDSTROM

RALPH LAUREN

Salvatore Ferragamo

Saks Fifth Avenue



ROLEX

TIFFANY & Co.

TUMI



SWAROVSKI

ZARA

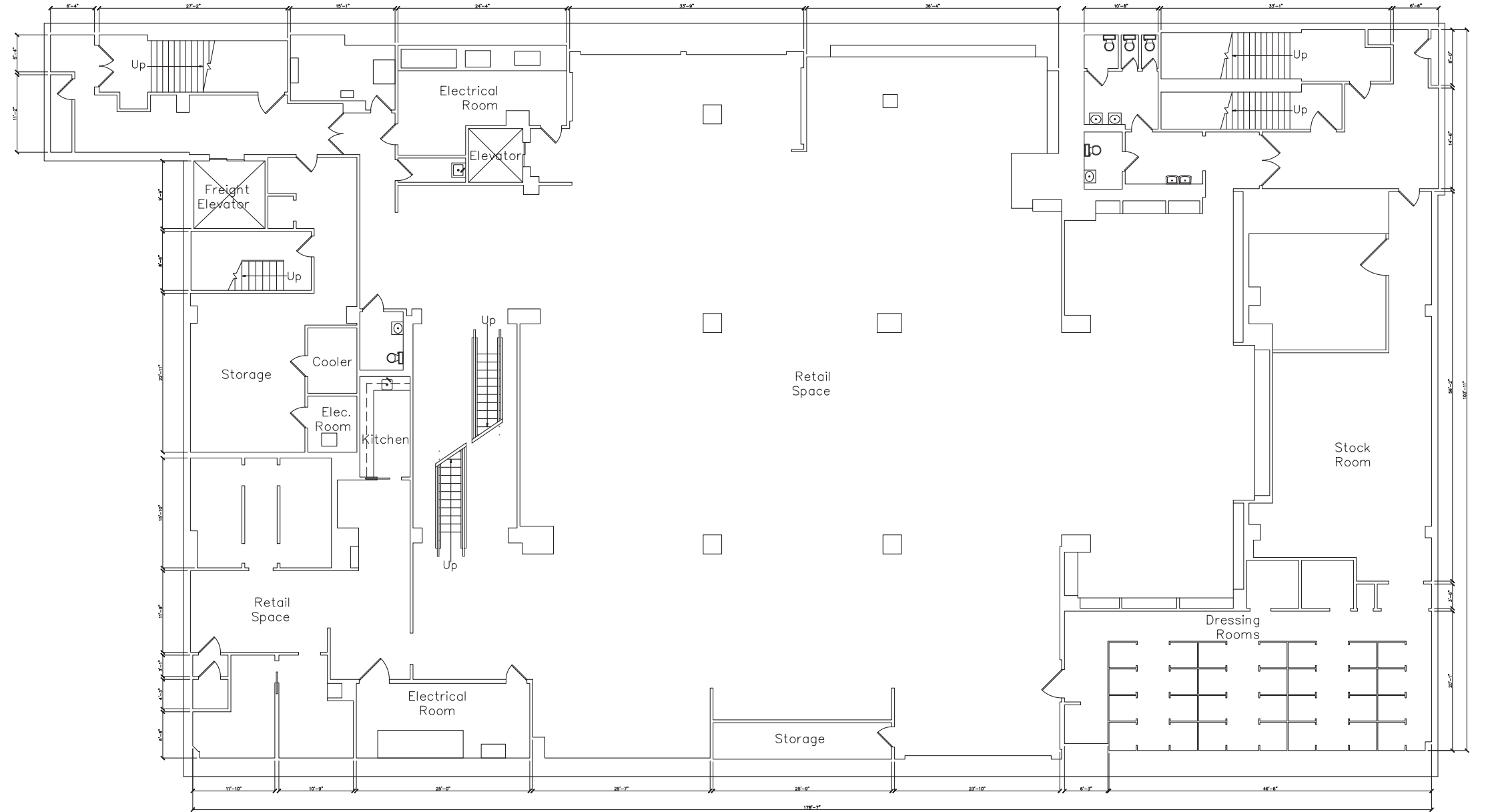
alo
yoga



Floor Plan

Lower Level
approx.

16,800 sf

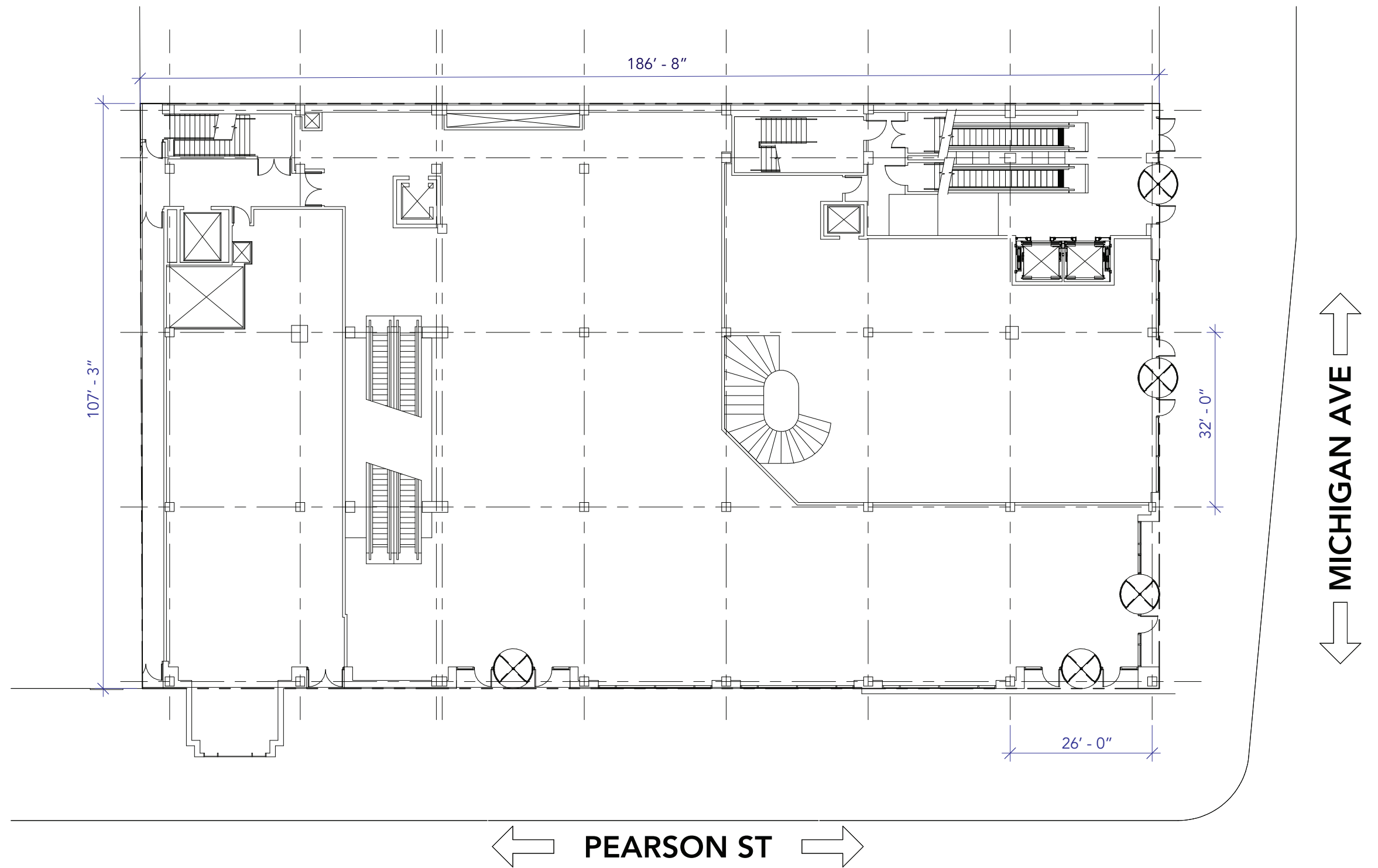




Floor Plan

Ground Level
approx.

19,600 sf





Demised Scenario

Ground Level

Space A

2,868 sf

Space B-1 (Ground Level)

1,861 sf

Space B-2 (Ground Level)

2,877 sf

Space C

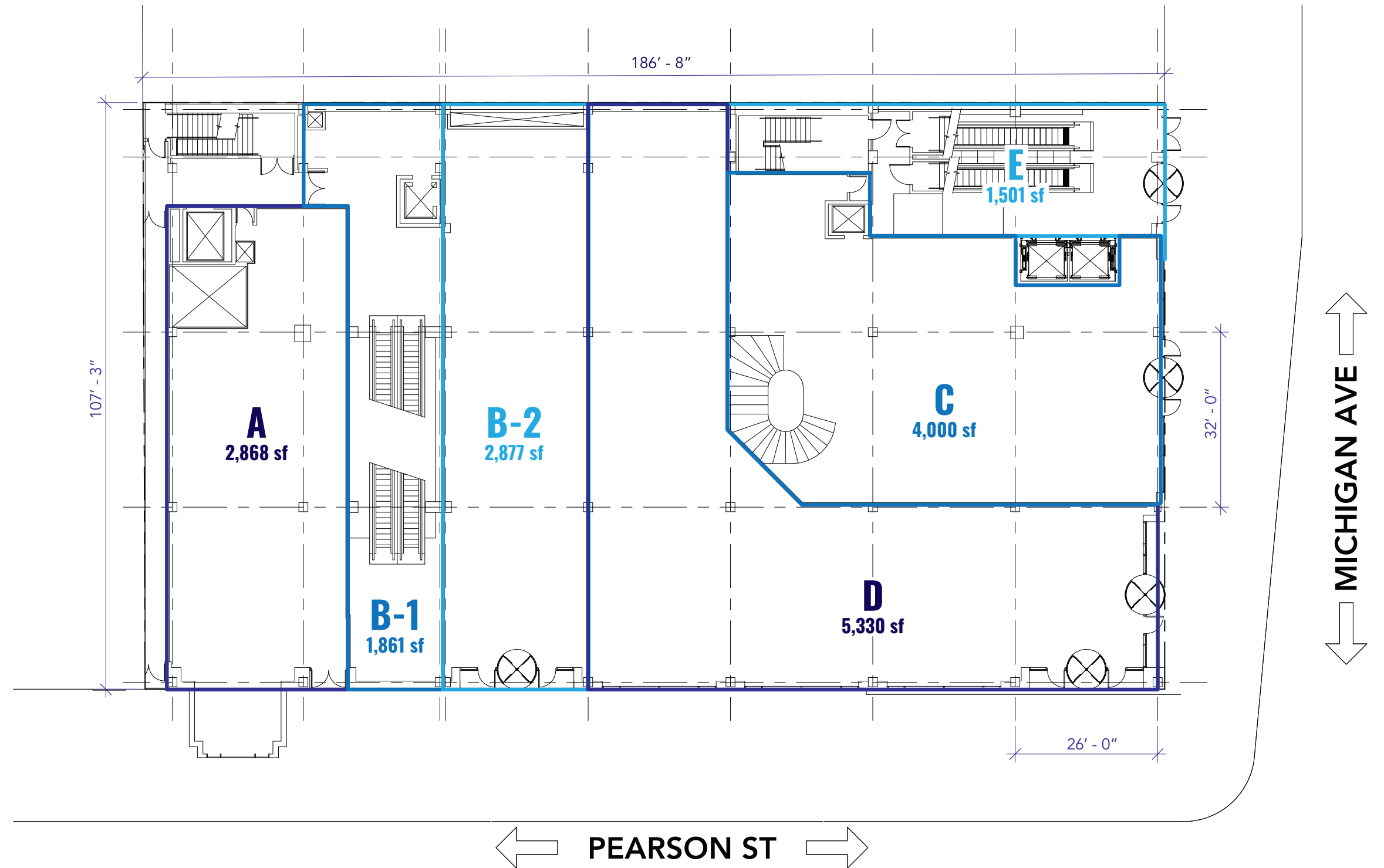
4,000 sf

Space D

5,330 sf

Space E

1,501 sf

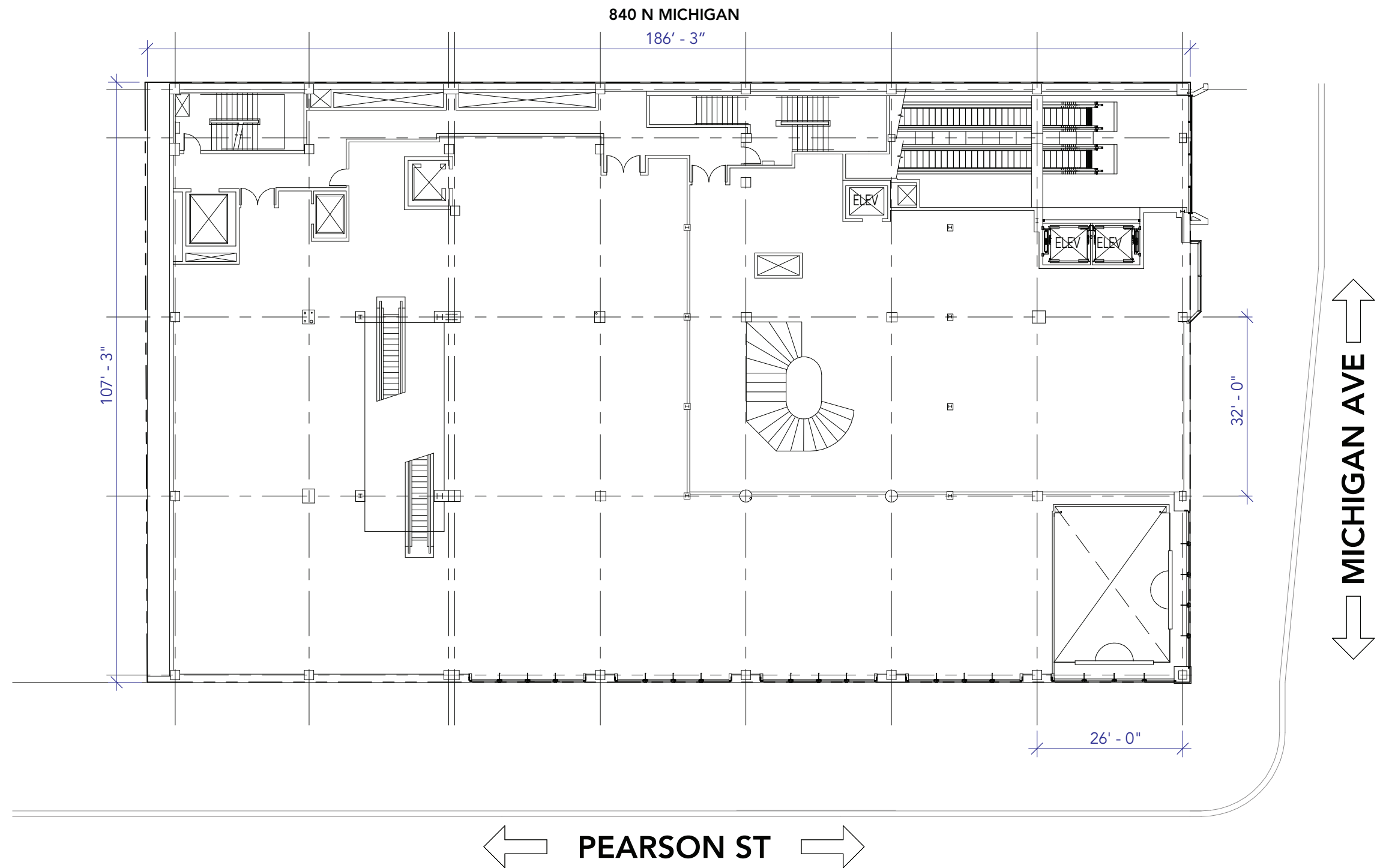




Floor Plan

Second Level
approx.

16,800 sf





Demised Scenario

Second Level

Space B-1 (Second Level)

4,606 sf

Space B-2 (Second Level)

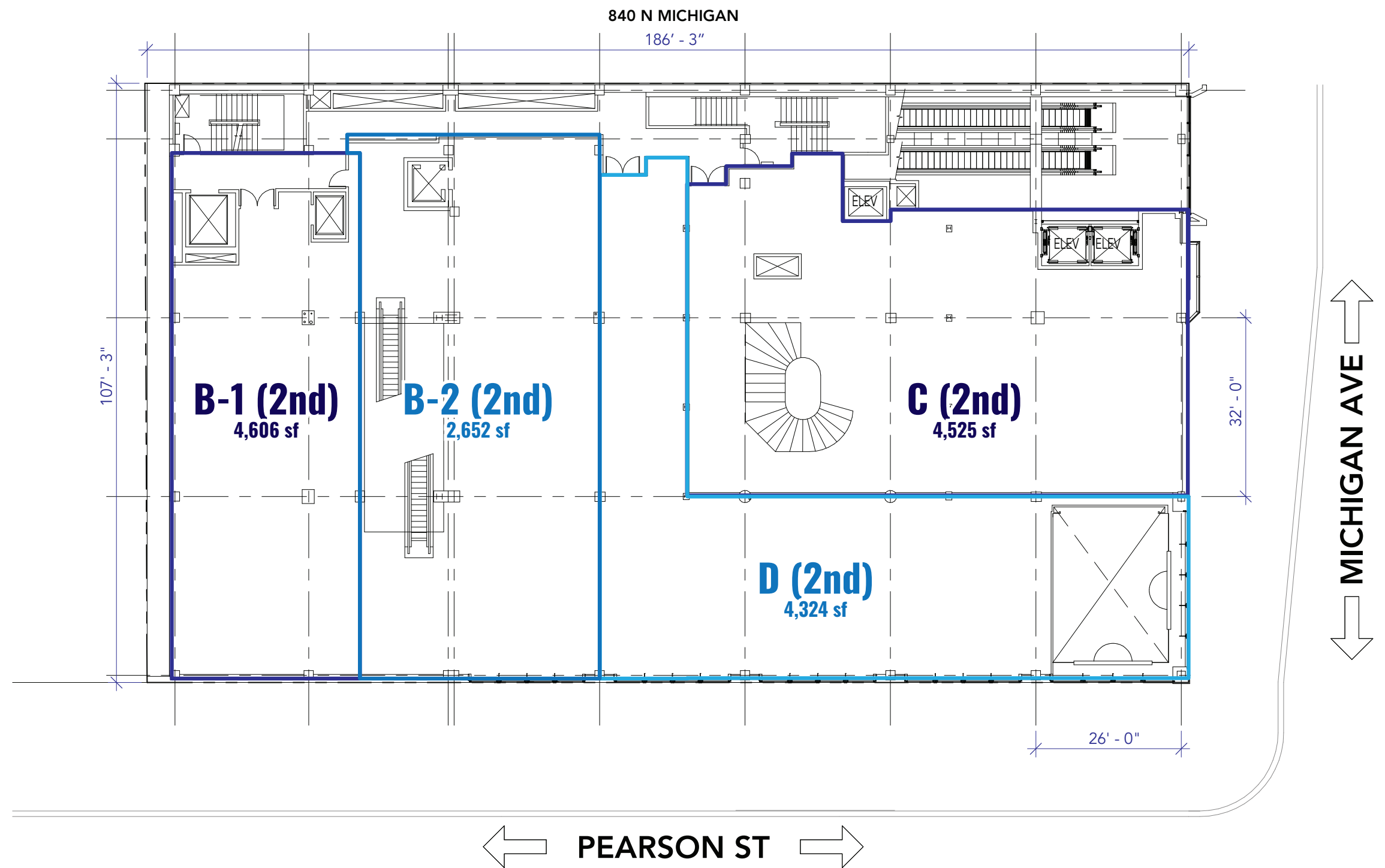
2,652 sf

Space C (Second Level)

4,525 sf

Space D (Second Level)

4,324 sf

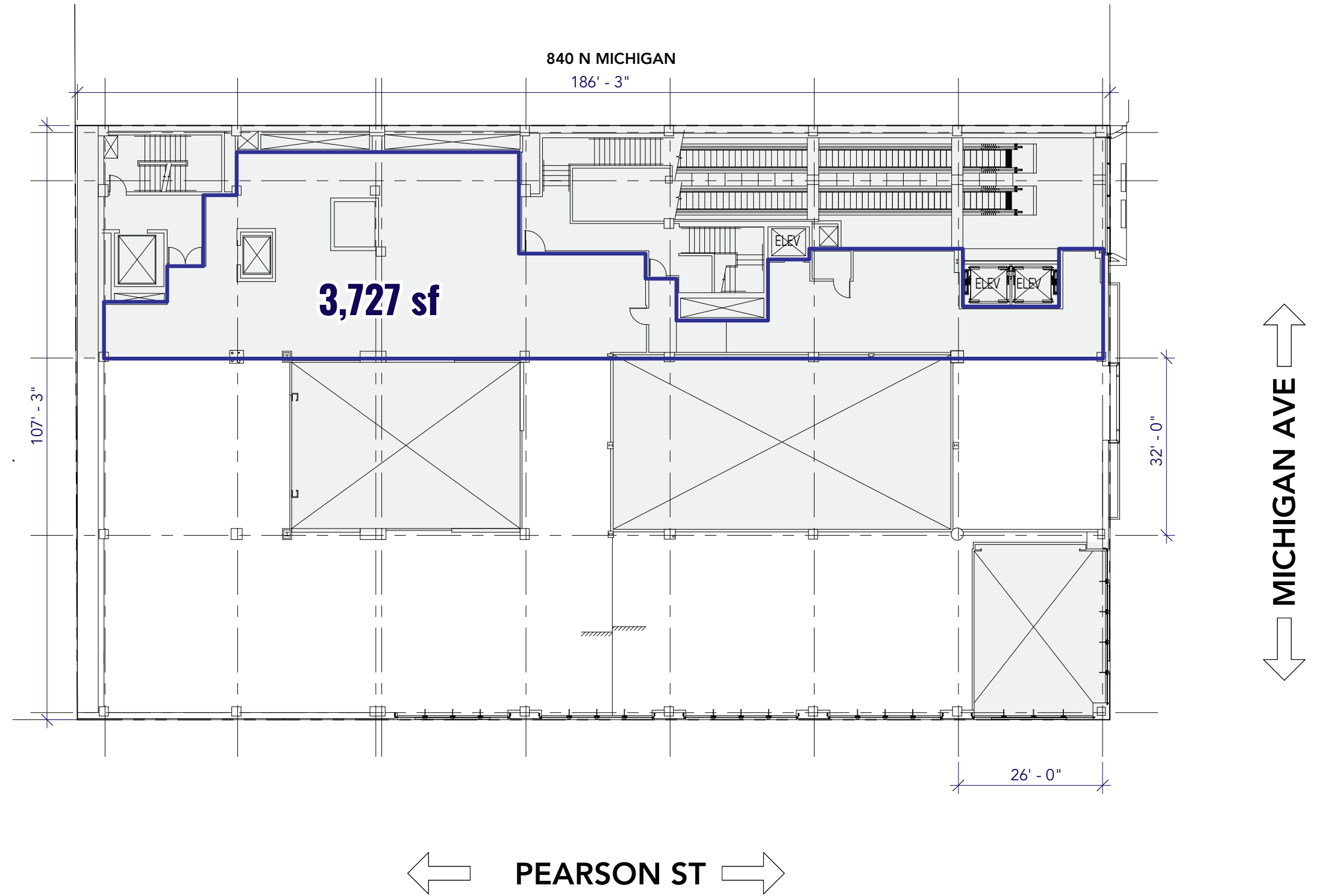




Floor Plan

Third Level
approx.

**3,727 sf -
16,800 sf**

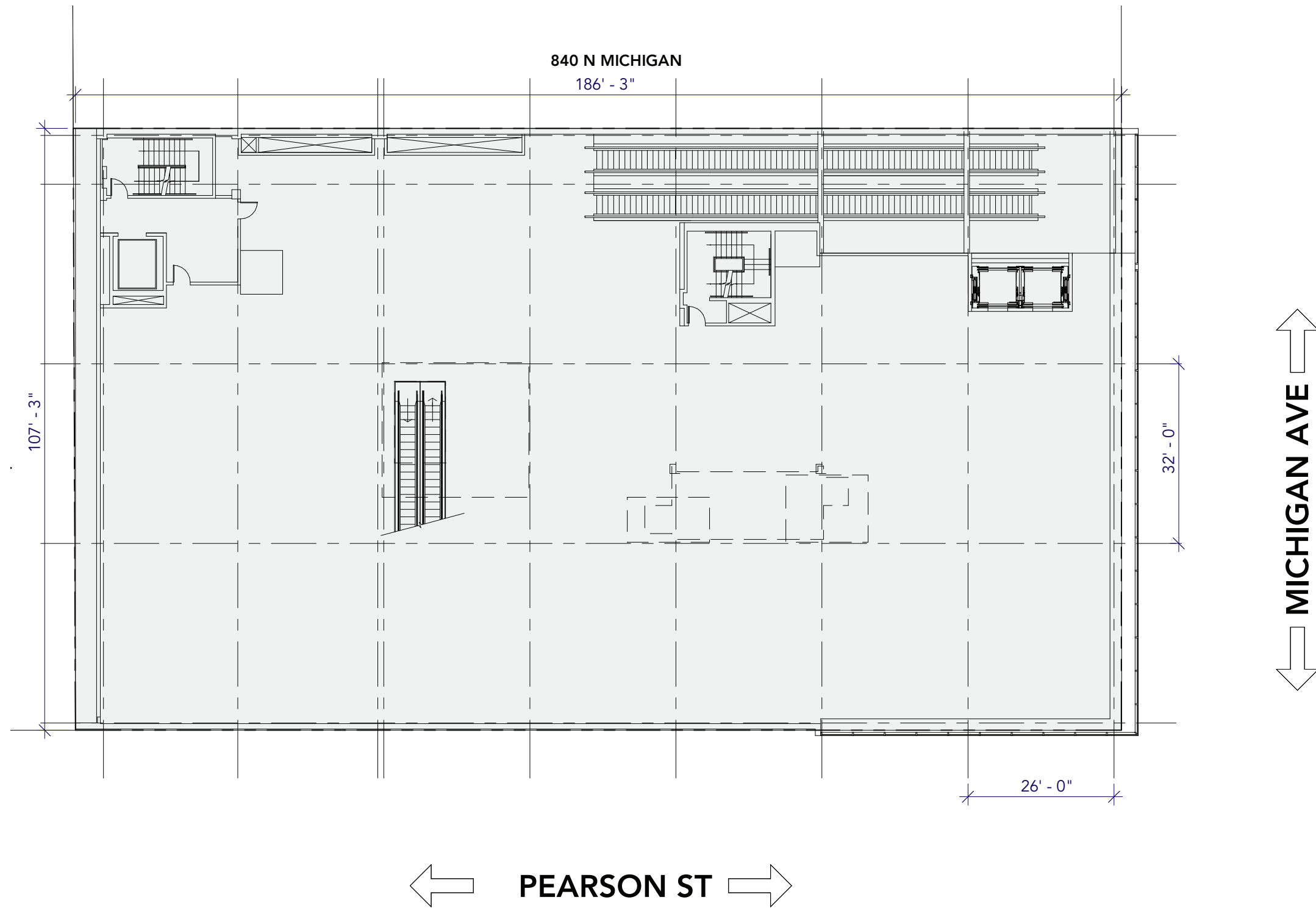




Floor Plan

Fourth Level
approx.

16,800 sf



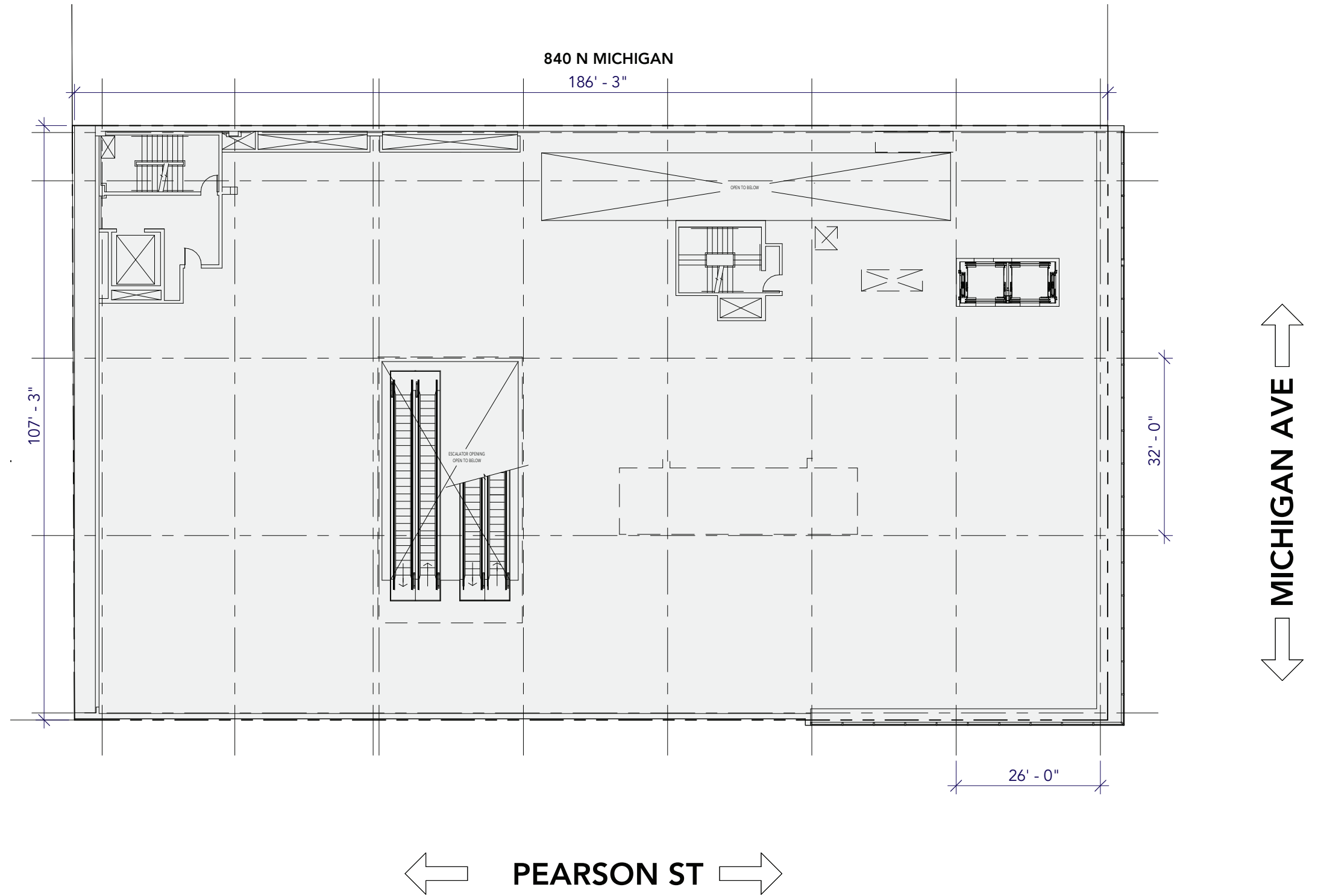
1/16" = 1'



Floor Plan

Fifth Level
approx.

16,800 sf



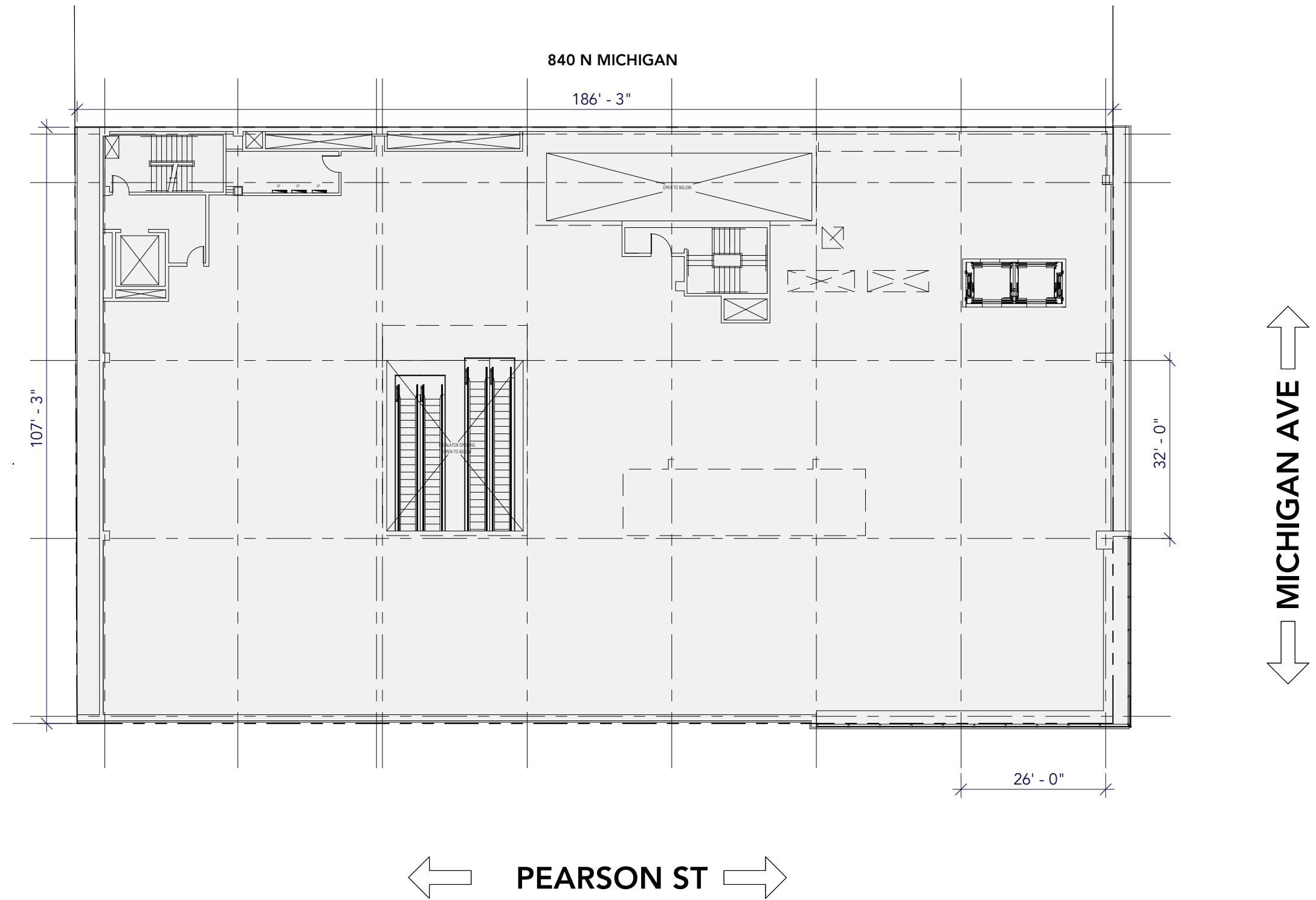
1/16" = 1'-0"



Floor Plan

Sixth Level
approx.

16,800 sf



1/16" = 1'



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FOR MORE INFORMATION, PLEASE CONTACT

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